

TOWNHOUSE RENTAL AGREEMENT FORM

This Townhouse Rental Agreement (“Agreement”) is made on _____ between _____ (“Landlord”) and _____ (“Tenant”), collectively referred to as the “Parties” hereinafter.

I. PREMISES. The premises leased is a Townhouse located at 5952 Pavilion Drive , Jacksonville , fl , 32259 , with a land area of 1477 Sq.mts with the following property information:

a.Bathroom/s: 2.5

b.Bedroom/s: 3

c.Garage/s: 1

II. AGREEMENT TO LEASE. The Landlord agrees to lease the Premises to the Tenant, following the terms and conditions set forth herein.

III. LEASE TERM. The term of this lease shall commence on _____ and end on _____ (“Lease Term”). The monthly rent shall be charged upon the Tenant’s occupancy.

IV. PURPOSE. The Tenant shall occupy the Premises for residential dwelling purposes only.

V. MONTHLY RENT. The Tenant agrees to pay an amount of \$ 2000.00 (“Rent”), payable every 1 Nov, 24 of the month. Payments made 5 days after the indicated due date shall be considered late and charged a late fee of \$ 35.00 . The late fee shall be added on top of the monthly rent to constitute the total payment due.

VI. SECURITY DEPOSIT. The Tenant shall deposit an amount of \$ 2000.00 (“Security Deposit”) to the Landlord as proof of the Tenant’s full intent to adhere to the terms and conditions herein. The Security Deposit shall be refunded in full within 15 Days from the termination date of this Agreement, given that the Tenant has not incurred any damages, unpaid rents, or late fees. If the Landlord has used the Security Deposit prior to the termination date of this Agreement, the Tenant has the right to demand a replacement.

VII. LANDLORD’S AGENT/MANAGER. The Landlord has assigned Philip Wilson , with the contact number 9048109358 and mailing address of 3563 Crest St Fl 32092 , Saint Augustine, FL 32092 , FL , 32092 , to oversee the property and collect payments on behalf of the Landlord. The said agent/manager can also be contacted for repairs and/or maintenance of the Property.

Other Considerations

VIII. UTILITIES. The Landlord shall be responsible for paying the following utilities and services:

Utilities, water

IX. EARLY TERMINATION. The Tenant shall reserve the right to terminate this agreement prior to its termination date, provided that the Tenant issues a written notice 30 Days before the early date of termination. The Tenant will have to pay the early termination fee of \$ 500.00 on top of the monthly rent.

X. ENTRY BY LANDLORD. The Landlord may be allowed entry to the premises only during reasonable working hours, given that: (1) the Landlord issued a written notice 24 Hours before the intended entry to the Tenant; and (2) the purpose of such entry is to: (a) conduct repairs, inspections, improvements; (b) show the property to prospective tenants or purchasers; (c) perform the Landlord's obligations under this Agreement. However, the Landlord may enter the Premises without the Tenant's consent only in the event of an emergency.

XI. HOLDOVER RENT. The Tenant shall cease to occupy the Premises immediately after the end of the lease term. Should the Tenant continue to occupy the Premises after the termination date, the Tenant shall be obliged to pay for the profit loss incurred by the Landlord due to the Tenant's overstay on top of an amount twice the monthly rent. The Landlord may enforce legal action for the Tenant's forced eviction.

XII. REPAIRS AND/OR MAINTENANCE. The Landlord shall be responsible for the following repairs, alterations, or maintenance:

Please indicate repair and maintenance

Landlord will handle all repairs himself. .

Repairs, alterations, and/or maintenance not mentioned previously shall be shouldered by the Tenant.

XIII. GUESTS. Aside from the Tenant's immediate family, no guests shall be permitted in the Premises without the prior written consent of the Landlord. Guests should only be allowed to stay in the Premises for 1 hours.

XIV. SMOKING POLICY. The Landlord has designated an area where the Tenant will be allowed to smoke. Should the Tenant be caught smoking outside the said area, the Tenant is obliged to pay a penalty of \$ 500.00 to the Landlord.

XV. PETS. The Tenant shall only be allowed to bring pets inside the Premises upon the acquisition of written consent from the Landlord. The Tenant agrees not to hold the Landlord liable for the damages, injuries, or harm caused by, or towards, the pet/s. Furthermore, the Tenant agrees to shoulder any or all expenses of such incidents.

XVI. SUBLETTING AND ASSIGNMENT. The Tenant shall not sublet and/or assign the Premises or any part thereof without the prior written consent of the Landlord.

XVII. ABANDONMENT. Should the Tenant vacate or abandon the Premises for any reason for 15 Days , the Landlord reserves the right to re-enter and rid the Premises of the Tenant's belongings. Such abandonment may also be grounds for the Landlord's immediate termination of this Agreement.

XVIII. INDEMNIFICATION. The Tenant agrees to indemnify the Landlord against damages, liabilities, and expenses that may arise as a result of the Tenant's negligence.

XIX. DEFAULT. In the event that the Tenant commits a default to any of the provisions of this Agreement, the Landlord shall issue the Tenant a notice of default and a chance to correct such default. Should the Tenant fail to perform corrective actions for such default, the Landlord reserves the right to terminate this Agreement, provided that the Landlord issued a notice of termination to the Tenant 30 Days prior to the intended termination date.

XX. COMPLIANCE WITH LAW. This Agreement shall be in compliance with the State laws of Florida .

XXI. LEAD PAINT. A Lead-Based Paint Disclosure document should be attached to this Agreement signed and acknowledged by both parties if the property was built before 1978.

XXII. SIGNATURES. The Landlord and the Tenant agree to be bound to the terms and conditions of this Agreement.

Date: _____

Signature: _____

Name: _____

Signature: _____

Name: _____